

CITY BOARD OF ZONING APPEAL #2361

DATE: July 16, 2003 **SCHEDULED FOR PUBLIC HEARING:** July 25, 2003

LOCATION: Generally located at Lake Street and Sheridan Boulevard.

ADDRESS: 2411 Sheridan Boulevard.

LEGAL DESCRIPTION: Lot 2, Block 7, Sheridan Place Addition.

APPLICANT:	Keith Dubas	for	Scott Goode
	1712 E Street		PO Box 6817
	Lincoln, NE		Lincoln, NE
	(402)438-0171		(402)435-6893

LOT AREA: Approximately 7,926 square feet, more or less.

ZONING: R-2, Residential

EXISTING LAND USE: Single family house

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-2, Residential
South:	Residential	R-1, Residential, R-2
East:	Residential	R-4, Residential, R-2
West:	Residential	R-2

TYPE OF APPEAL:

THIS APPEAL IS DIRECTED TO THE BOARD RELATIVE TO A VARIANCE.

Section 27.13.080(a), L.M.C. requires a 25' front yard setback. A variance of the front yard setback from 25' to 21' is requested.

STAFF FINDINGS:

1. This is a request to reduce the front yard setback to move an existing garage.
2. The applicant indicates that the variance is necessary because the property is unusual, exceptional and peculiar in the following ways:
Due to an existing single car garage and driveway, cars must back into Sheridan Boulevard traffic and creates a hazard for pedestrians. The double car garage allows for a turnaround so that vehicles could exit in a

forward motion.

3. All lots along Sheridan Boulevard have approximately the same lot area.
4. Several lots along Sheridan Boulevard have driveways that require cars to back up onto Sheridan Boulevard.
5. There is no exceptional hazard to pedestrians beyond which is experienced in most single family residential neighborhoods. Automobiles backing across the sidewalk when leaving the property are a common occurrence in the majority of residential neighborhoods.
6. There is an alley behind this lot that can provide access for a garage. The way the house was designed this would required renovation to the interior to allow for this option and may be cost prohibitive, but provides the owner another access option.
7. The owner may pave a portion of the front yard area to provide the necessary area to turn the car around for forward motion exit from the driveway. This would not require the existing structure to be altered.
8. There is a well established front yard setback along Sheridan Boulevard that would be disturbed by a reduction in the setback line.
9. The house has a one car garage. The applicant may move the one stall garage and still be within the required front yard setback. The new garage shown appears to be a two-stall garage. If the applicant wishes to add on to the floor area of the residence, they may build a second level on to the one story house.
10. The Board of Zoning Appeals is empowered to grant variances "to the extent necessary to permit the owner a reasonable use of the land in those specified instances where there are peculiar, exceptional and unusual circumstances in connection with a specific parcel of land, which circumstances are not generally found within the locality or neighborhood concerned."
11. If this appeal were not granted, the owners could build a one stall garage in the proposed location outside the front yard setback.

Prepared by

Becky Horner
Planner

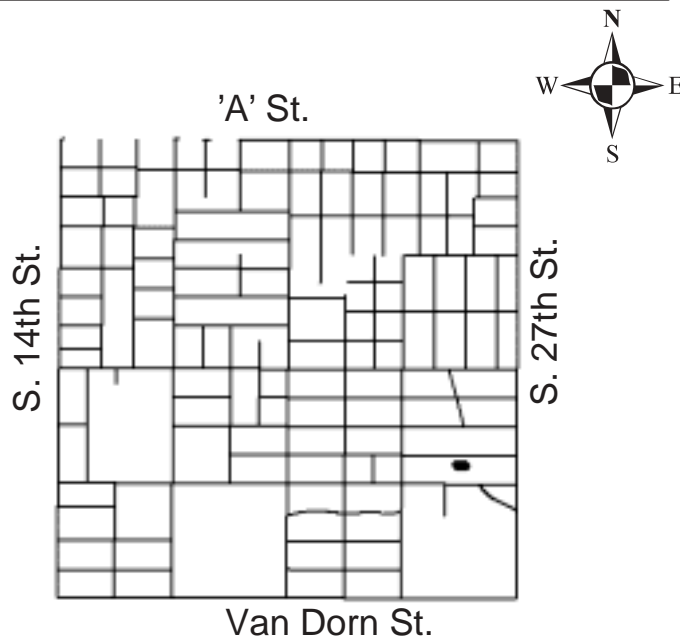
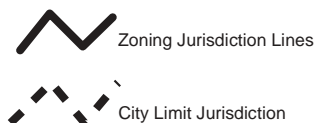


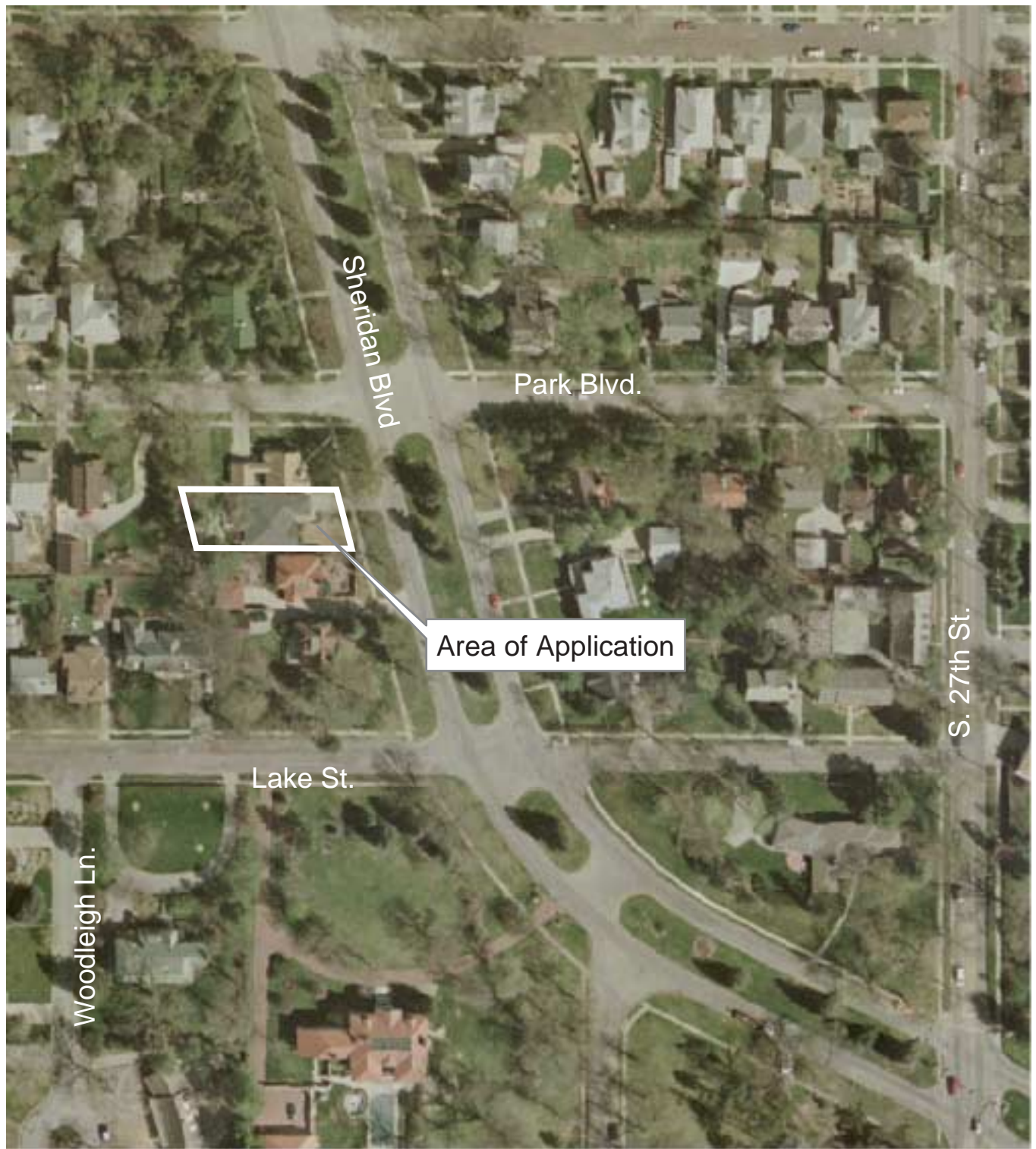
Board of Zoning Appeals #2361 2411 Sheridan Blvd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 36 T10N R6E





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